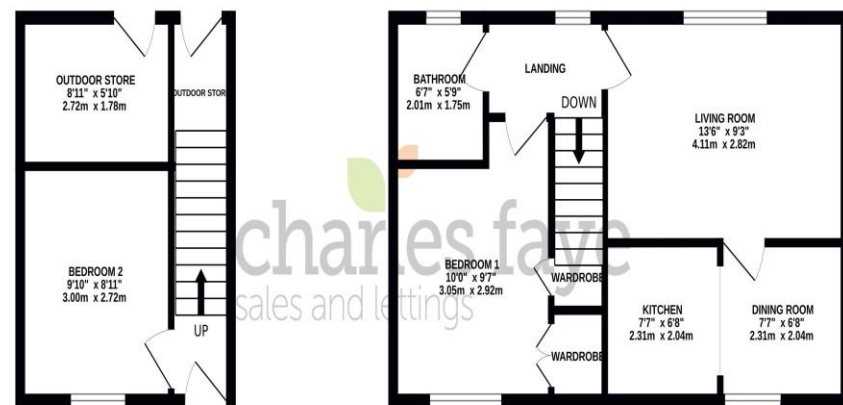


From the Charles Faye office turn right on to Wood Street and proceed straight across at the roundabout in to North Street. Take the first turning on the right into Bryans Close Road. Follow the road along which leads into Hungerford Road. Go past the William Street shops and take the second turning on the right into Duncan Street. Take the next turning on the left into Foxglove Way and then the second turning on the right into Campion Close where the property can be found in the very far corner.



GROUND FLOOR  
207 sq.ft. (19.2 sq.m.) approx.

1ST FLOOR  
444 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA: 651 sq.ft. (60.5 sq.m.) approx.  
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Charles Faye is the trading name of Lifestyle Options Limited. Company registration number 07448943.



Charles Faye Estate Agents  
has been successfully selling  
properties for many years in  
Calne and the surrounding  
villages.

We are delighted to be the only estate in the Calne area to be awarded exclusive membership of The Guild of Professional Estate Agents, providing us access to a network of other like-minded estate agents who are all committed to improving and enhancing the service and public perception of estate agencies across the UK.

Membership is contingent upon on-going good reputation and customer service and is reviewed annually to ensure we meet the strict criteria as detailed in The Guild's Code of Conduct.

Free independent financial advice is available. Please call us for more information.

The council tax band for this property is band **A**

Energy Efficiency Rating		Current	Potential
<p>Most energy efficient - lower running costs</p> <p><b>A</b></p> <p>(92-100)</p> <p><b>B</b></p> <p>(81-91)</p> <p><b>C</b></p> <p>(69-80)</p> <p><b>D</b></p> <p>(55-68)</p> <p><b>E</b></p> <p>(39-54)</p> <p><b>F</b></p> <p>(21-38)</p> <p><b>G</b></p> <p>(1-20)</p> <p>Not energy efficient - higher running costs</p>		41	89
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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**9 Champion Close**  
Calne, SN11 9QG

## Offers Over £170,000

*'People & property are always at the heart of whatever we do'*



**charles faye**  
sales and lettings



9 Campion Close, Calne

CHAIN FREE! A delightful two bedroom freehold maisonette situated at the end of a cul de sac which has the advantage of being situated close to local amenities in the area. With improvements made the accommodation includes an entrance hallway with door leading in to a double bedroom and stairs rising to the first floor. There is a living room leading through to the dining room with fitted kitchen off, with a further double bedroom and bathroom. Outside of the property is a generous size garden (not adjacent to the property) and allocated parking to the rear. An added bonus is two outside storage spaces with one having power and light and is a good usable size. This property would make an ideal Buy To Let or First Time Buy.

- Two Bedroom Coach House
  - Two Reception Rooms
  - Enclosed Rear Garden
  - Close To Local Amenities
- Cul-de-sac Location
  - Two Double Bedrooms
  - Allocated Parking
  - CHAIN FREE

PROPERTY FRONT

Paved pathway leads to the composite entrance door with canopied porch over and outside courtesy light.

ENTRANCE HALLWAY

Dado rail, door to bedroom two, stairs rising to the first floor, tiled flooring

BEDROOM TWO 9' 10" x 8' 11" (2.99m x 2.72m)

Upvc double glazed window to front, electric wall mounted heater, laminate flooring.

FIRST FLOOR ACCOMMODATION

LANDING

Feature round upvc double glazed window to rear, doors leading to living room, bedroom one and bathroom.



LIVING ROOM 13' 6" x 9' 3" (4.11m x 2.82m)

Upvc double glazed window to rear, ceiling coving, electric wall mounted heater, television point, laminate flooring, door to dining room.

DINING ROOM 7' 7" x 6' 8" (2.31m x 2.03m)

Upvc double glazed window to front, ceiling coving, electric wall mounted heater, laminate flooring, opening through to kitchen.

KITCHEN 7' 7" x 6' 8" (2.31m x 2.03m)

Fitted with wall and base units with work surface over, stainless steel sink unit, tiled splash backs, built in oven, 4 ring induction hob and extractor over, space and plumbing for washing machine, space for fridge, laminate flooring.

BEDROOM ONE 10' 0" x 9' 7" (3.05m x 2.92m)

Upvc double glazed window to front, loft hatch, built in double wardrobe and a further single wardrobe over stairs, wall mounted heater, laminate flooring.



BATHROOM 6' 7" x 5' 9" (2.01m x 1.75m)

Upvc double glazed obscure window to the rear, white fitted suite to include close coupled w.c., wall mounted wash hand basin, panelled bath with mixer tap shower over, tiled surrounds, laminate flooring.

EXTERNALLY

STORES 8' 11" x 5' 10" (2.72m x 1.78m)

The property has an added advantage of 2 outdoor storage cupboards with power and light with the larger of the two being a good usable size.



GARDEN

The property has a great garden space which is private though not adjacent to the property and offers the opportunity to use as a allotment or garden. It is currently laid with a few patio slabs and decking with trees, shrubs and flower borders and has a shed.

ALLOCATED PARKING

There is allocated parking for 1 vehicle with further parking for visitors.

